

City of Rockville Planning Commission Minutes
December 13, 2005 Time: 7:00 p.m.
Place: John Clark Elem. School Media Ctr.

The meeting was called to order at 7:00 p.m. by Chair Jerry Bechtold.

Roll Call: Present: Chair Bechtold, Toni Honer, Dale Borgmann, Linda Peck, Dan Hansen, Roger Schmidt, Kathleen Stanger and Vern Ahles (liaison with City Council).

Staff: Rena Weber (City Administrator), Scott Hedlund (City Engineer).

Approval of Agenda/Amendments: Moved and seconded that the agenda/amendments be approved with two additions: 1A. County Park Plan Proposal; 2A. City of Waite Park request for Annexation. **Passed.**

Approval of Minutes of 11/22/05: Moved and seconded that these minutes be approved as presented. **Passed.**

New Business:

- a) Public Hearing: Cremers/Gregory – request for Conditional Use Permit:** Jerry opened the Public Hearing at 7:04 p.m. Rena read the public hearing notice. Troy and Michelle Cremers' (17038 C.R. 49, Cold Spring) request is to construct a single family dwelling and accessory structure (shed) in the **SP-1 Special Protection District (address of the property is 210th Street and 125th Avenue)**. Under SP-1, only one home is allowed per 40 acres and only 4 such requests are issued per calendar year. This parcel, however, is only 9.98 acres. A letter (Dec. 12, 2005) from Stearns County Environmental Services stated that two onsite reviews of the property were made (Nov. 9 and Dec. 11, 2005). These visits identified several wetlands on the parcel. With this information, Michelle Cremers informed the Commission members that the location of the septic system had been changed. It has been placed further to the southwest so as to adequately address the wetland concerns. The Commission encouraged the Cremers to steward the wetlands on site by leaving a vegetative buffer in tact. Rena stated that the City has a Certificate of Survey for this property. If this request is approved, it will be the fourth, and final request allowed in the SP-1 District for the year 2005. Glenn Willard (20826 125th Avenue) addressed the Commission. He lives directly east of this property and wondered why a residential dwelling would be allowed on 9.98 acres when 40 acres is required under SP-1. Rena indicated that this parcel was a lot of record prior to 2003. Jim Gregory (5910 Tower Street, Rockford, Mn) stated that he bought this parcel of land in 1979 with the intention of building a home. However, this did not materialize, and he now wishes to sell the parcel to the Cremers as a building site. **Moved and seconded that the Public Hearing be closed. Passed. Time : 7:18 p.m.** Rena read through the Finding of Fact – Supporting/Denying a Conditional Use Permit. All 6 items received a majority of Yes votes from the Commission with items 2 and 4 receiving one No vote, and item 5 receiving 2 No votes. **Moved**

and seconded that the Planning Commission recommends approval by the City Council of the Cremers request for a Conditional Use Permit. Passed: 6 Yes votes, 1 No vote.

b) Public Hearing: Pleasant Estates Plat 2 – Rezoning and Final Plat: Jerry opened the Public Hearing at 7:29 p.m. Rena read the public hearing notice. James and Jacqueline Voight (25614 Pleasant Road) are requesting a rezoning from Ag-40 to R-1 so that 7 residential lots can be developed along Pleasant Road (non-lake side of Pleasant Lake). At its November 10th, 2005 meeting, the Planning Commission had recommended that that each lot be enlarged and the number of lots reduced from 8 to 6. The City Council approved 7 lots, not the 6 recommended by the Commission. Rosemary Meyer (25533 Pleasant Road) addressed the Commission. She is not against development but is concerned about the process that is being used governing public input and decision-making by the Commission and City Council. She gave each Commissioner a copy of her statement. Another concern is safety due to increased traffic that will be generated along Pleasant Road. Lydell Taylor (2205 7th Street South, St. Cloud) also addressed the Commission. He had sent an e-mail which had somehow not been included in the Commission members' packets. Rena read the e-mail which stated the following concerns from Lydell: 1) approving this rezoning and final plat violates two City ordinances; 2) neighbors are now being forced to buy some of these 7 parcels of land in order to save the open space and aesthetics around Pleasant Lake; 3) Pleasant Road is presently not up to road standards. It needs widening and proper alignment along its length. Should not this public safety issue be addressed prior to allowing 7 more single family homes to be built?; 4) the proposal is against Stearns County's Shoreland regulations; 5) the Voigt's own many more acres of land (approximately 400) along Pleasant Road. Why are they not required to submit a more holistic plan for their property as there is high potential for addition residential lots in the future? **Moved and seconded to close the Public Hearing at 7:39 p.m. Passed.** Rena mentioned that there is no Development Agreement for this proposal at this time. This will be drawn up by the City Attorney. The Development Agreement should include a request from the Planning Commission that the Voigt's put money in escrow for anticipated road improvements for Pleasant Road. **Moved and seconded that the decision on Pleasant Estates Plat 2 – Rezoning and Final Plat be TABLED until the Commission's January 10, 2006 meeting so that the following information is made available: 1) Development Agreement; 2) Additional information from Scott Hedlund (City Engineer).** **Passed unanimously.**

Additions to the Agenda:

a) County Park Plan Proposal: Chuck Wocken, Stearns County Park Director, presented the following information to the Commission: The buyer for the Scott Gronseth property (42 acres that is located north and south of Sauk River Road) decided not to proceed with the purchase. Because this parcel contains a Stearns County Biological Survey Site (Lowland Hardwood Forest) which continues west into John and Linda Peck's property, the Pecks approached the County with the following proposal. If the County would buy the 42 acres from Gronseth, the Pecks would donate 80 acres of their adjoining land for a County Park. If the Cold Spring Granite Company property to the east of Gronseth's was also available for purchase

by the County, the Pecks would donate another 120 acres of their property. In essence, all the land lying directly north and south of Sauk River Road from C.R. 139 to 125th Avenue would become park land (354 acres). In addition, two and one half miles along the edges of the Sauk River would be protected. Since this query by the Pecks, the Trust for Public Land has an agreement to buy the Gronseth property which they will hold for the County and the Granite Company property (52 acres) is for sale (also available to the County). There would be no cost to the City of Rockville for this Park; it would provide an important green infrastructure along the Sauk River; it would protect the lowland hardwood forest; and it would be a compatible link to the City's Eagle Park (62 acres) for which a master plan is being developed. It would be the second largest park in Stearns County and offer such activities as hiking/walking paths, bird watching, horseback riding, cross-country skiing, canoeing access to the Sauk River, educational opportunities (prairie, forest, tamarack bog, and river studies), and preserve an alternate alignment possibility for the Rocori Trail being discussed by the cities of Rockville, Cold Spring and Richmond. Chuck needs to go before the Stearns County Commissioners for their approval. He would like a resolution and recommendation of support from the City of Rockville for this natural resource based County Park. Grants to help fund the purchase of the Gronseth and Granite Company properties must be applied for and would be due at the end of March (2006). Both of these properties also have to be assessed. Jeff Hagen asked if Eagle Park could become part of the County park. Chuck said that this was possible. **Moved and seconded that the Planning Commission recommends support by the City Council for this County Park proposal and that a resolution of support be drawn up. Passed with Linda Peck abstaining.** Rena and Chuck will draw up the resolution of support that will be presented to the City Council December 21, 2005.

b) Request for Annexation into Waite Park. Rena explained that Jerome Zabinski, owner of 9.2 acres of land in the very northeast corner of the City of Rockville (on the northeast side of I-94), is interested in having this land annexed into the City of Waite Park. **Moved and seconded that the Planning Commission recommends approval by the City Council for this annexation request by Zabinski. Passed unanimously.**

Kathleen Stanger announced that she would no longer be able to serve on the Planning Commission after December 2005. Commission members expressed their thanks for all she has done for the City. She will be sorely missed on the Commission.

Reminder: There will be no Planning Commission meeting on Tuesday, December 27, 2005 due to elections.

Adjournment: Moved and seconded to adjourn the meeting. Time: 8:08 p.m. **Passed.**

Chairman _____

Rec. Sec. _____